

**MINUTES
CITY OF WOODSTOCK
JOINT MEETING
OLD COURTHOUSE AND SHERIFF'S HOUSE ADVISORY COMMISSION
HISTORIC PRESERVATION COMMISSION**

A Special Joint Meeting of the Old Courthouse and Sheriff's House Advisory Commission (OCHASH) and the Historic Preservation Commission (HPC) was called to order at 7:00 PM by OCHASH Chairman Dennis Sandquist on Monday, May 18, 2020. This meeting was held under the Mayor's Emergency Declaration (COVID-19) with Commission members and all others attending remotely.

A roll call was taken.

OLD COURTHOUSE AND SHERIFF'S HOUSE ADVISORY COMMISSION MEMBERS PRESENT IN THE COUNCIL CHAMBERS: None

OLD COURTHOUSE AND SHERIFF'S HOUSE ADVISORY COMMISSION MEMBERS ATTENDING REMOTELY: Jim Campion, Tom Ellinghausen, Jacqueline Lechner, Dean Lovewell, David Stumpf, and Chairman Dennis Sandquist.

OLD COURTHOUSE AND SHERIFF'S HOUSE COMMISSION MEMBERS ABSENT: Jessica Campbell and Joseph White

HISTORIC PRESERVATION COMMISSION MEMBERS PRESENT IN THE COUNCIL CHAMBERS: None

HISTORIC PRESERVATION COMMISSION MEMBERS ATTENDING REMOTELY: Marti Dejon, Jennifer Wegmann-Gabb, Rodney Paglialong, Erica Wilson, and Chairman Donovan Day

HISTORIC PRESERVATION COMMISSION MEMBERS ABSENT: None

STAFF PRESENT IN THE COUNCIL CHAMBERS: None

STAFF ATTENDING REMOTELY: City Planner/Staff Liaison Darrell Moore and Library Director Nick Weber

OTHERS PRESENT IN THE COUNCIL CHAMBERS: None

OTHERS ATTENDING REMOTELY: City Clerk Cindy Smiley, Architect Gary Anderson, and Friends of the Old Courthouse Board Member Susan Stelford

APPROVAL OF MINUTES

Approval of the Courthouse Advisory Commission Minutes for January 13, 2020

Motion by D. Stumpf, second by J. Lechner, to approve the minutes of the January 13, 2020, meeting with the following change:

Addition of Jessica Campbell to those voting Aye to approve the minutes.

Ayes: J. Campion, T. Ellinghausen, J. Lechner, D. Lovewell, D. Stumpf, and Chairman D. Sandquist.
Nays: none. Abstentions: none. Absentees: J. Campbell and J. White. Motion carried.

Approval of Historic Preservation Commission Minutes for February 24, 2020

Motion by J. Wegmann-Gabb, second by E. Wilson, to approve the minutes of the February 24, 2020 meeting of the Historic Preservation Commission.

Ayes: M. Dejon, J. Wegmann-Gabb, R. Paglialong, E. Wilson, and Chairman D. Day. Nays: none. Abstentions: none. Absentees: none.

3. PUBLIC COMMENT

There was no comment forthcoming from the Public.

4. NEW & OLD BUSINESS

Mr. Moore noted all Commission members were provided the latest designs for the Old Courthouse and Sheriff's House. He noted at the last meeting of the OCHASH there was a question as to whether the prospective tenants would be able to find their spaces in harmony with the other tenants. Mr. Moore stated three rounds of meetings were held between the prospective tenants, Gary Anderson, and himself (Mr. Moore) during which a plan was developed that works for all prospective tenants. He stated the biggest change to the plans are with the Public House describing this and showing a diagram with a new larger connector for the buildings and the elevator. He noted the existing 1970s stairs will be removed to free up space on the upper floors.

Mr. Moore then reviewed the concept design for the various floors/areas for which the Commission had diagrams, with Mr. Anderson providing additional information. Discussion following of the various proposed entrances to buildings and the various opportunities for entering the buildings. Access to the patio was discussed with Mr. Moore noting patio access will also be an entry point for the Public House. In response to a question from Chairman Sandquist, Mr. Moore noted the Public House likes the configuration of the hallway and the kitchen.

Discussion ensued of the design for the Sheriff's House with Mr. Moore noting one of the stairway entrances to the lower level will be removed. In response to questions from Commission members, Mr. Anderson described how about ½ of the jail cells will fit in the front area. He noted there are no plans to use all cells. Chairman D. Day commended all involved for working to develop a plan for all prospective users.

Brief discussion ensued of the new entrance and stairway for Cass Street with Mr. Anderson providing additional information and showing the alignment with the side of the building.

Mr. Moore described the concept design for the 1st floor of the Sheriff's House which is proposed to be occupied by The Milk House ice cream parlor, noting how people waiting to be served will line up in the interior. He stated the prospective tenant is very happy with this design and is very eager to get into the space.

He described the common areas of this floor including restrooms and the hallway to the elevator. He stated it is proposed that one of the iron stairs in the building be used in this area if possible to provide ambiance.

Mr. Moore described the kitchen to be placed in the rear of this floor responding to questions concerning venting/exhaust of the cooktop and stove.

Discussion then turned to the 2nd floor of the Sheriff's House proposed to be used by Ethereal as their Emerson & Oliver speakeasy. Mr. Moore provided information on the proposed plan, noting there will be jail cells in this area and the new Cass St. Entrance will be the most direct way people can enter this space from the Square. In response to a question from Commission members, Mr. Moore stated food will be sent from the kitchen on the lower level to this area via a dumb waiter, describing this further.

Discussion turned to the 2nd floor of the Old Courthouse which is proposed to be used as a banquet facility/meeting space to be operated by Ethereal, with Mr. Moore providing additional information. He noted the stairway will be removed and described the additional restrooms that will be added in response to a request from the City Council.

Mr. Moore described all of the individual meeting rooms and their potential uses, noting one can be used for a Bride's Room, which is an attraction for a banquet facility. He noted there is a catering kitchen proposed to be located in order to allow for smooth traffic flow to the banquet room. In response to questions, he noted the various limitations to reconfiguration including head room and exterior issues. Mr. Anderson also noted the various challenges raised by preservation agencies and the National Park Services that are precluding some of the changes suggested by the Commissions, noting they would not be supported with the use of Historic Tax Credits, which are the major source of financing for the project. He stated everything has been done to maximize the spaces. Mr. Anderson also described the HVAC system, including where the equipment will be located.

In response to further questions, Mr. Anderson stated a balcony area in the event space has been ruled out due to the load and weight transfer. Commissioner Ellinghausen expressed his pleasure with the proposed plan, especially with the flexibility provided. Discussion ensued of storage space for tables and chairs with Mr. Anderson noting how the spaces are set up will make a difference. He noted this should be considered when buying chairs. Various ideas were put forth. Discussion ensued of placement of a small stage in the Judge's Chambers area to be used for small musical groups or for the head table at a wedding. Mr. Anderson noted more discussion would be required for this element. Discussion ensued of removing and repurposing the Judge's Bench, which was supported by several Commission members. Discussion followed of the possible age of the bench and the spindles. Mr. Anderson stated ways to repurpose the bench will be explored. Mr. Moore noted there would be seating for 160 – 180 in the Old Courtroom depending upon the choice of tables and chairs, and the layout.

Mr. Anderson discussed meetings rooms A, B, and C, noting the features included to make this space more accessible and flexible to increase capacity. Discussion ensued to the curved wall in meeting room A with Mr. Anderson stating it cannot be removed per the Preservation Agency. It was noted that room C could be used as a coat room.

Discussion turned to the 1st Floor of the Old Courthouse, which will include a Makerspace/Community Arts Center operated by the Woodstock Public Library. Mr. Moore discussed the various spaces, including the area identified for more public restrooms as requested by the City Council, noting this is more than is required by Code. In response to a question from the Commission, Mr. Weber expressed approval of the layout. Mr. Moore noted there is no user designated for rooms 9 and 10. He stated it is possible to include a sink in storage room 11, noting windows will be returned to this room. He then described the entrances to the first floor and noted the window that will be returned at the end of the corridor to provide more light. In response to a question, Mr. Moore stated the election results board in room 10 will definitely be preserved. Discussion ensued of storage in the library space with Mr.

Weber stating he will work on more ideas. Discussion followed of the configuration of rooms 6 and 7 and the possibility of an opening between the two. Mr. Anderson confirmed there will be an exit door in room 8. In response to a question from Mr. Moore, Mr. Weber stated he is definitely considering the front room area for a retail space for items created in the space or items appealing to tourists. He opined this is a great place for a boutique where guests could shop, creating revenue and helping the artists with sales. In response to a question, Mr. Moore indicated there has been no further discussion about the Chamber maintaining a space in the building, noting they have time remaining on their current lease.

Discussion moved to two possible mock-ups of the Throop Street/West Side exterior, Scheme A, which features an all brick façade, and Scheme B, which features a glass façade. Noting the mock-up is a rough concept, Mr. Anderson described the designs and the materials used. He stated they give the idea of size of the area and materials proposed. He stated the staircase can be seen through Scheme A, noting the basic question is should this façade look a lot like the existing building with brick and the same kind of windows looking similar and non-descript or should the City really emphasize that this is a new area with the glass providing a look into the interior of the building. Noting there is still more work to be done on these concepts, Mr. Anderson stated the vision for this entrance is to invite people into the building, noting it can be lit from within. He stated as people drive by on Throop, they would be reminded there is something in this space. Mr. Moore noted the HPC will hear a request for a Certification of Appropriateness for this exterior at a later date.

Discussion ensued of the two facades. In response to questions about moving out the recessed area, Mr. Anderson noted the area cannot be taller or stick out further, talking about piers and pilings. Mr. Moore stated there have been discussions with the preservation agency and this is where the wall must be.

During the discussion members of the Commissions stated the following about Scheme A:

- Looks too institutional.
- Can't see that new life was breathed into the building.
- Could be good starting point.
- Would be a mistake to try to match the brick and the building.

The following remarks were made by members of the Commissions concerning Scheme B:

- It shows there is new life in the building
- Likes the ability to look in and see the old wall.
- Loves the glass showing there is new life in this building.
- Loves the ability to look through the glass.
- Good transition.
- Likes the ability to see through the glass and see the past.
- Too linear.
- Likes it better than A, but perhaps it is too modern; suggested something between.
- Likes that the framing matches the style of windows; sees a connection in the framing.
- New and unique.
- Draws the eye to the building.
- Will be illuminated at night to show the original structure.

Two Commission members advocated for something with more balance between the two presented schemes, stating they would like to see something new and inviting, but opining the glass is too modern and extreme.

Discussion continued. In response to various questions, Mr. Anderson stated he sees the railings being glass to make it as transparent as possible. It was suggested he explore building the staircase to mimic the iron one with the rivets. He noted the final design needs work to develop the estimated costs. He stated this addition will not be visible from the Square side. Mr. Anderson stated it is his hope all old window openings will be exposed.

In response to a question from Chairman Sandquist, Mr. Moore stated the goal this evening is to present this information to the Commissions to identify any red flags that may still be addressed. He stated it was the wish to show the exterior improvements proposed to make sure the Commissions were conceptually okay with this. Mr. Moore noted the City Council has seen these concepts and expressed their preference for Scheme B with the glass, stating this seems to be the preference of the majority this evening. He stated if there is a consensus on any item, it would be good to hear about it this evening while things can still be tweaked.

Chairman Sandquist stated there seems to be a majority consensus for Scheme B.

In response to a question, Mr. Anderson stated a rendering will be created for the entire rear

Noting a list of historic features to be retained was created when the City took over the Old Courthouse, Commissioner Wilson stated she would like to revisit this at a future meeting. Mr. Anderson stated he has been doing a lot of research, including the drawings from 1905, and has uncovered much information, noting some things may be original and some may not. He stated he would like to share these with the Commissions.

Commissioner Stumpf stated he sees no red flags, commending all involved for a terrific job. He opined much depends on the prospective tenants. In response to his question, Mr. Moore stated the majority are still very interested. He opined what makes this plan work is the fact that Mr. Anderson has made the spaces very versatile, noting the floor plans and spaces could be re-segmented and rearranged, talking about this briefly. He stated this is a viable project, opining there will be interest when it comes online. A brief discussion ensued of the concept of a single operator for the banquet facility.

5. REPORTS AND PROJECT UPDATES

Rebuild Illinois Fast-Track Public Infrastructure

Mr. Moore stated this was a program that awarded funds to shovel-ready projects that has “died” since formulation of the agenda.

He stated the City is searching for other grant/funding opportunities describing this effort further. He noted it is the intent to stay on track with the project, hoping funds will open up within the next two years.

7. FUTURE AGENDA ITEMS

In response to a question from Chairman Sandquist, Mr. Moore stated the project is on target to submit to the National Park Service the beginning of June, noting their review process takes two months. He described the steps following this. He stated Mr. Anderson will refine the exterior plans for presentation to the HPC. Following a brief discussion, it was the consensus the OCHASH Commission will meet again when needed to review any significant changes and/or to review the discussions held with prospective tenants or updates, probably in July.

8. ADJOURNMENT

Motion by D. Stumpf, second by T. Ellinghausen, to adjourn this joint meeting of the Old Courthouse and Sheriff's House Advisory Commission and the Historic Preservation Commission.

Old Courthouse and Sheriff's House Advisory Commission:

Ayes: J. Campion, T. Ellinghausen, J. Lechner, D. Lovewell, D. Stumpf, and Chairman D. Sandquist.
Nays: none. Abstentions: none. Absentees: J. Campbell and J. White. Motion carried.

Historic Preservation Commission:

Ayes: M. Dejon, J. Wegmann-Gabb, R. Paglialong, E. Wilson, and Chairman D. Day. Nays: none.
Abstentions: none. Absentees: none. Motion carried.

Meeting adjourned at 9:15 PM.

Respectfully submitted,

Cindy Smiley
City Clerk